

# **Gila County Planning and Zoning Commission**

Gila County Maintenance Yard, Milepost 257, Star Valley, AZ.

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## **1. Call to order/Pledge of Allegiance**

Planning and Zoning Commission meeting was called to order by Chairman, Don Ascoli at 10:10 am.

## **2. Roll Call**

Commission Present:	Chairman:	Don Ascoli
	Vice Chairman:	Lori Brown (absent)
	Members:	Jack Larimore
		Mickie Nye (absent)
		Renee Zeising
		Ron Christensen
		Rose Harper
		Jay Spehar (absent)
		Travis Williams

## **3. Review and Approval of Minutes**

Chairman Don Ascoli requested correction to minutes dated October 16, Item #6. Hwy 60/70 Corridor Regional Design Review Project to read: These guidelines, upon adoption, shall be applicable to all vacant, developable properties that front on the U.S. Highway 60-70 corridor from Miami, at the West end, to the beginning of the San Carlos **and** currently developed properties that undertake redevelopment of the property by modifying 50% or more of their present structure, design, layout, signage, or exterior appearance of the land use for which a building permit is required within this area.

Motion was made by Commissioner Ron Christensen to approve the minutes with the correction and Commissioner Renee Zeising seconded the motion; motion passed unanimously.

## **4. Director/Commission Communications**

Director of Community Development, Bob Gould, reported on a forum that he attended at ASU on November 17<sup>th</sup>, 2008.

- 5. Z-08-03 Linnie A. Raichert, property owner:** Request for a change in zoning from GU (General Unclassified) to R1-D10 (Residential One District w/density of 10,000 sq. ft.) on Gila County Tax Assessor's Parcel 303-10-107 to develop nine (9) residential lots. Project site is 1144 Christopher Creek Loop in Christopher Creek, AZ.

Director Bob Gould introduced this item to the Commission and stated that the lots for this development will be 10,000 to 13,000 sq. ft. and is compatible with the Comprehensive Master Plan.

Ralph Bossert represented the applicant and stated that Verde Engineering will be putting in the easement and Tract A will be used for their disposal system. He stated that there is one existing cabin on lot 4 but it does meet the R1-D10 standards. Also, they've applied for an abandonment of Right-of-Way from Gila County.

The Commission requested that the staff report sent to the Board of Supervisors be changed (last page, removed last four sentences) and will read:

Recommendation: As the proposed "Forest Hill Subdivision" could be compatible with the topography and surrounding land uses and could meet development requirements, staff suggests:

That the Planning and Zoning Commission recommend to the Board of Supervisors approval of application Z-08-03. That tax parcel 303-10-107, and any property acquired through the adjoining rights of way abandonment, shall be rezoned from GU to R1-D10.

With no public comments, the Chairman asked for a motion. Motion to recommend rezoning from GU to R1-D10 *with no reversionary clause* was made by Commissioner Ron Christensen and seconded by Commissioner Renee Zeising. Motion passed unanimously.

6. Village at Christopher Creek: Request for extension

The Planning and Zoning Commission approved the preliminary plat for the subdivision on May 15, 2008; due to economic conditions, floodplain and floodway issues the project has been delayed. Applicant is requesting a three month extension.

There was discussion by the commission and the representative from The Village at Christopher Creek as to whether three months was enough time.

With no public comments, the Chairman asked for a motion. Commissioner Travis Williams made the motion to approve *a twelve (12) month extension from the date of expiration*, Commissioner Ron Christensen seconded the motion and the motion passed unanimously.

7. Growing Smarter Scorecard

Director, Bob Gould stated that he felt that this was punitive for Gila County. After much discussion between the Commission and the Director it was determined that a work session would be scheduled for the commission to discuss each question. Chairman Ascoli requested that the commissioners complete the score card individually prior to the work session. Date and time to be determined by Bob Gould preferably December 17<sup>th</sup> or 18<sup>th</sup>, 2008.

8. Planning and Zoning Resolution & calendar for 2009

There was no discussion or public comments, Commissioner Jack Larimore motioned to approve the Planning and Zoning calendar for 2009 and Chairman Ascoli signed the resolution.

9. Date & time for the next scheduled meeting

Next regularly scheduled meeting is scheduled for January 15<sup>th</sup>, 2009.

10. Motion to adjourn made by Commissioner Renee Zeising and seconded by Commissioner Jack Larimore. The meeting adjourned at 11:30.

